

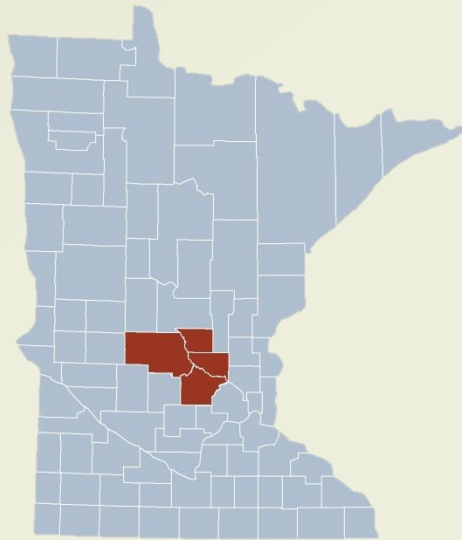


Welcome to the Saint Cloud Area Housing & Community Dialogue



Housing and Community Trends in the Saint Cloud Area

December 15, 2015



Study Area

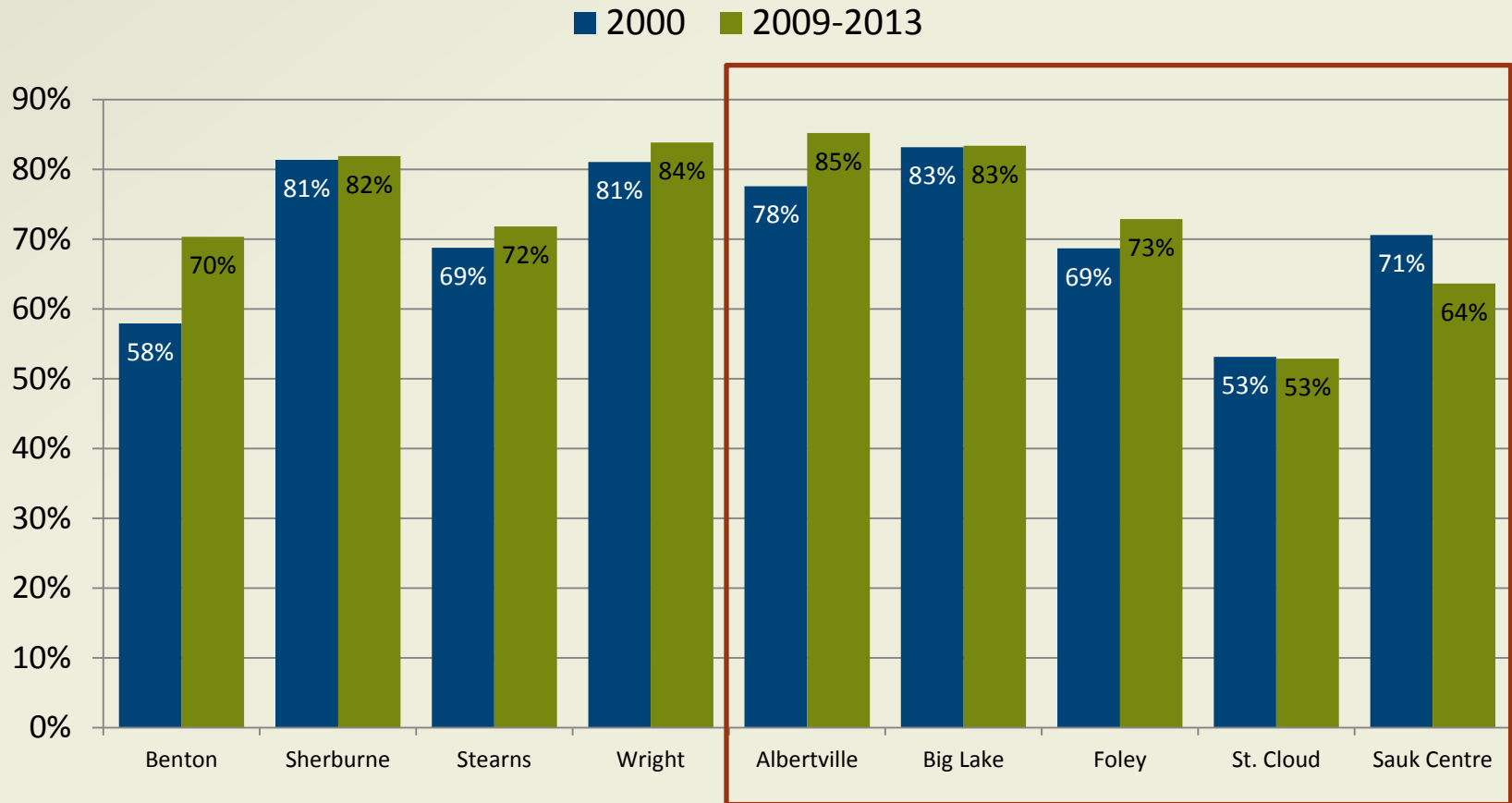
Overview

- Need for more affordable housing
- Drivers of housing demand – household growth and employment
- Demand: The housing continuum
- Housing supply
- Rehabilitating the existing stock

Need for More Affordable Housing

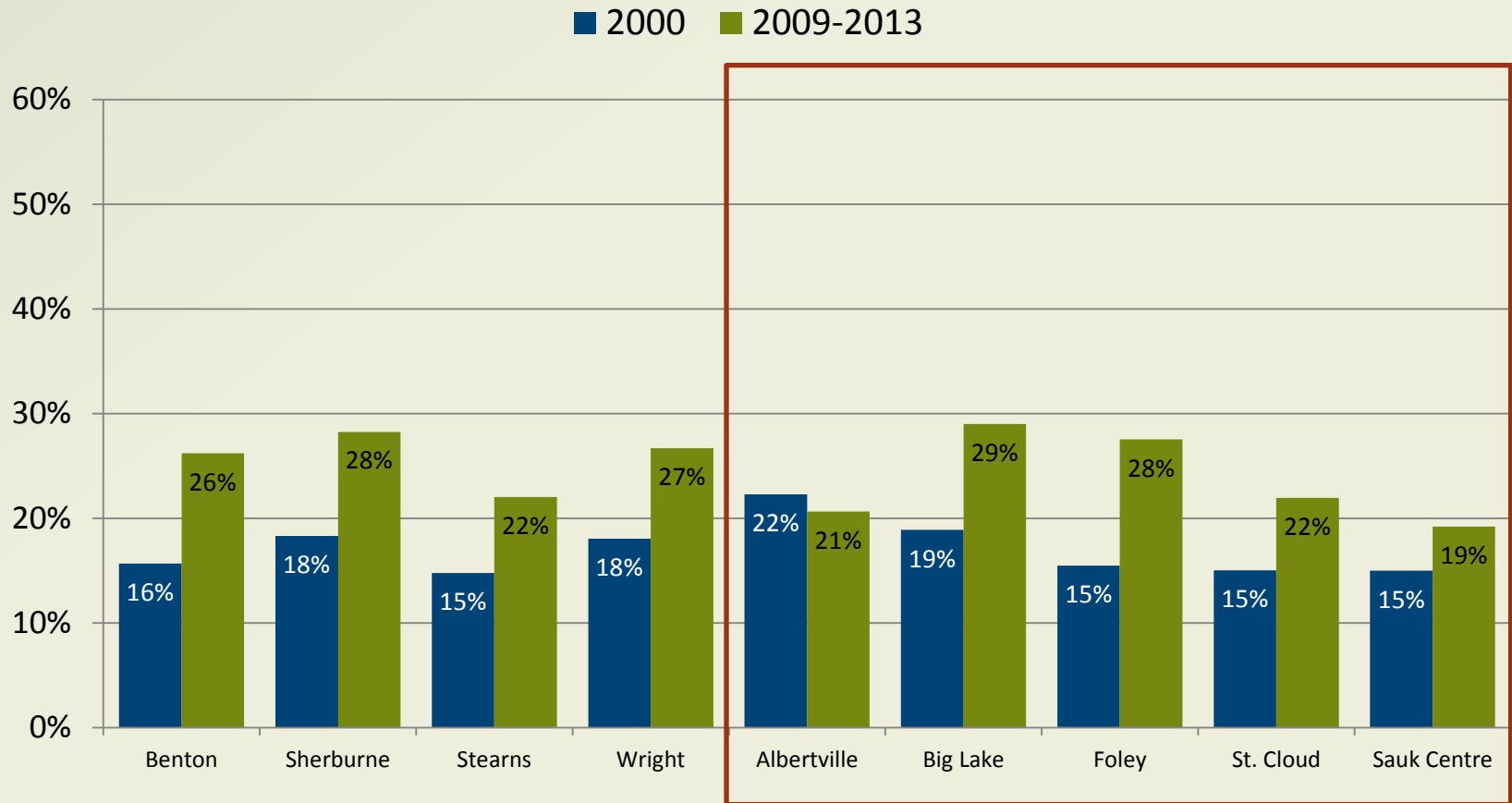
- Number of cost burdened households is increasing
- Housing costs are rising
- Incomes are falling

Homeownership Rates



Source: Minnesota Housing analysis of data from U.S. Census Bureau – Decennial Census and American Community Survey.

% of All Owners Who Are Cost Burdened



Source: Minnesota Housing analysis of data from U.S. Census Bureau – Decennial Census and American Community Survey.

Median Monthly Homeowner Costs

(inflation adj. – 2013 \$)

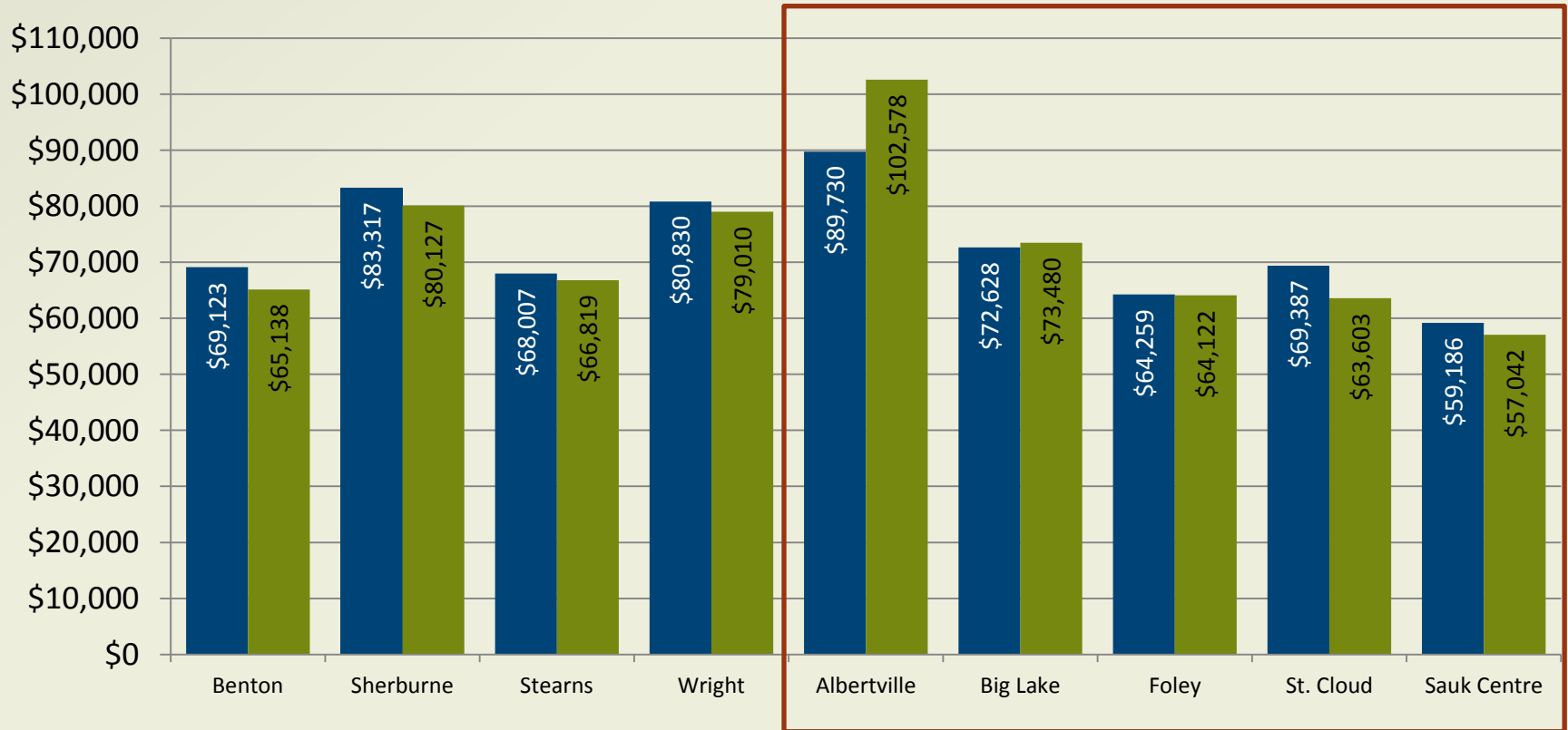


Source: Minnesota Housing analysis of data from U.S. Census Bureau – Decennial Census and American Community Survey.

Median Owner Household Income

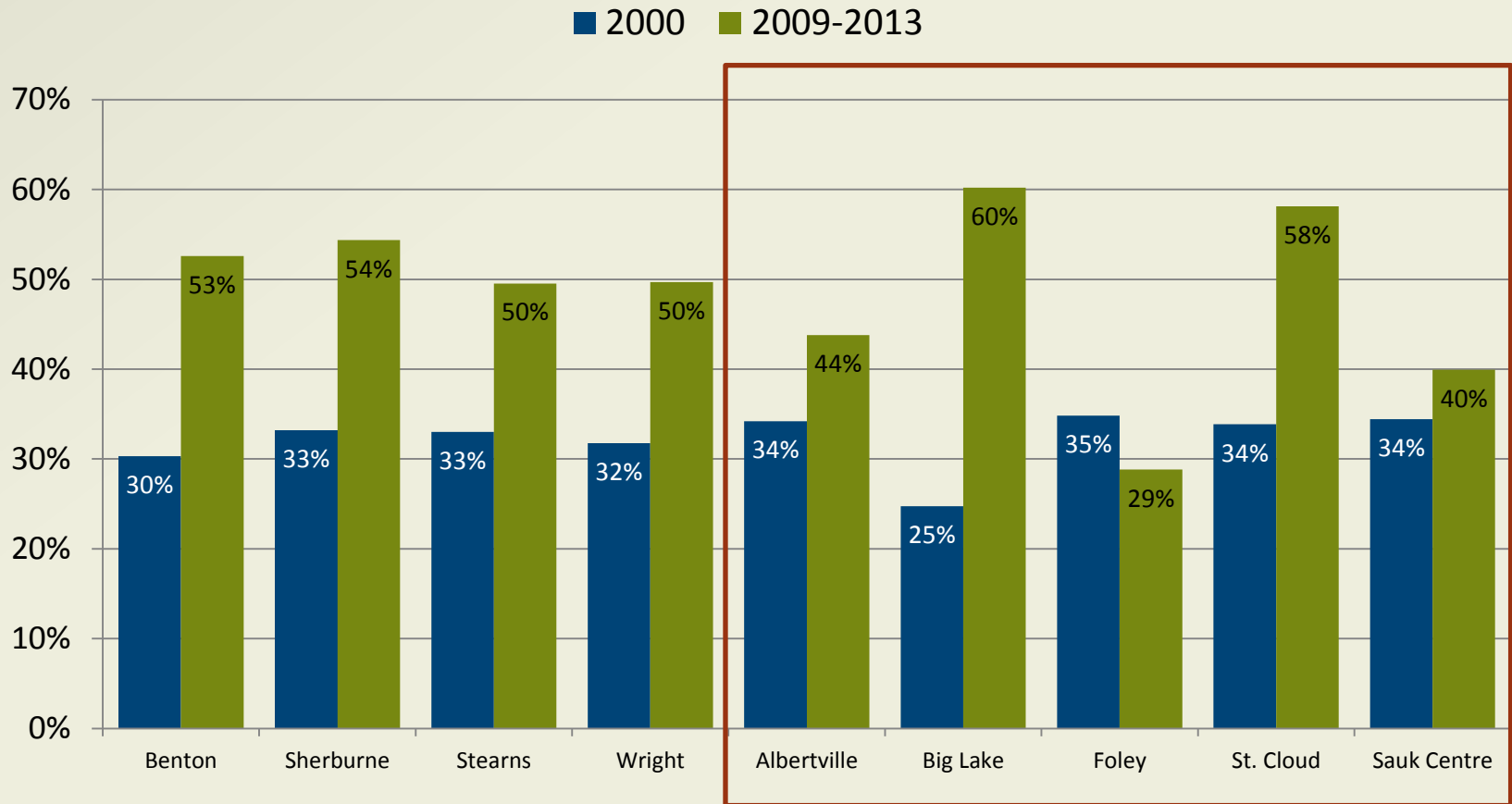
(inflation adj. – 2013 \$)

■ 2000 ■ 2009-13



Source: Minnesota Housing analysis of data from U.S. Census Bureau – Decennial Census and American Community Survey.

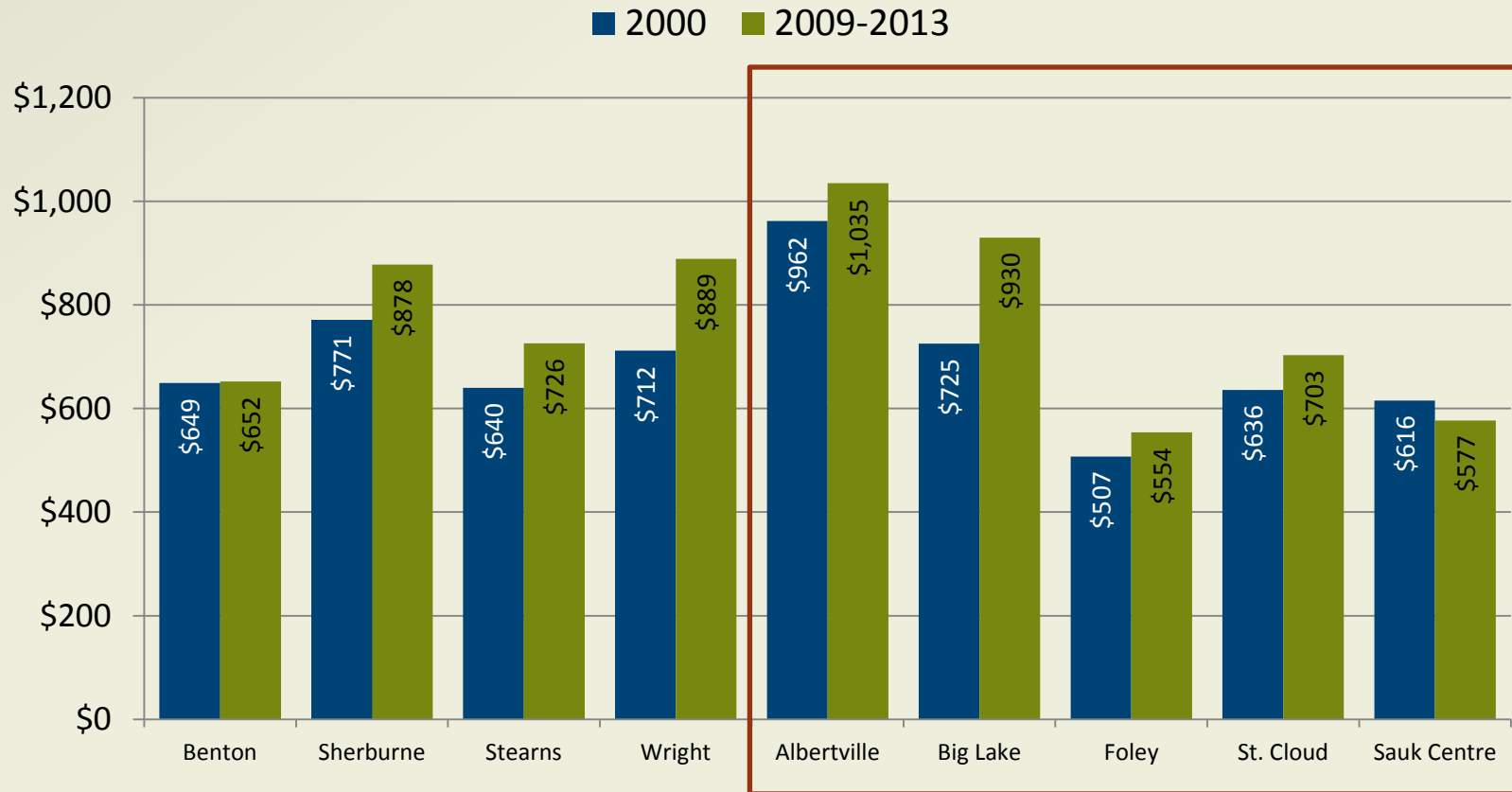
% of All Renters Who Are Cost Burdened



Source: Minnesota Housing analysis of data from U.S. Census Bureau – Decennial Census and American Community Survey.

Median Monthly Gross Rent

(inflation adj. – 2013 \$)

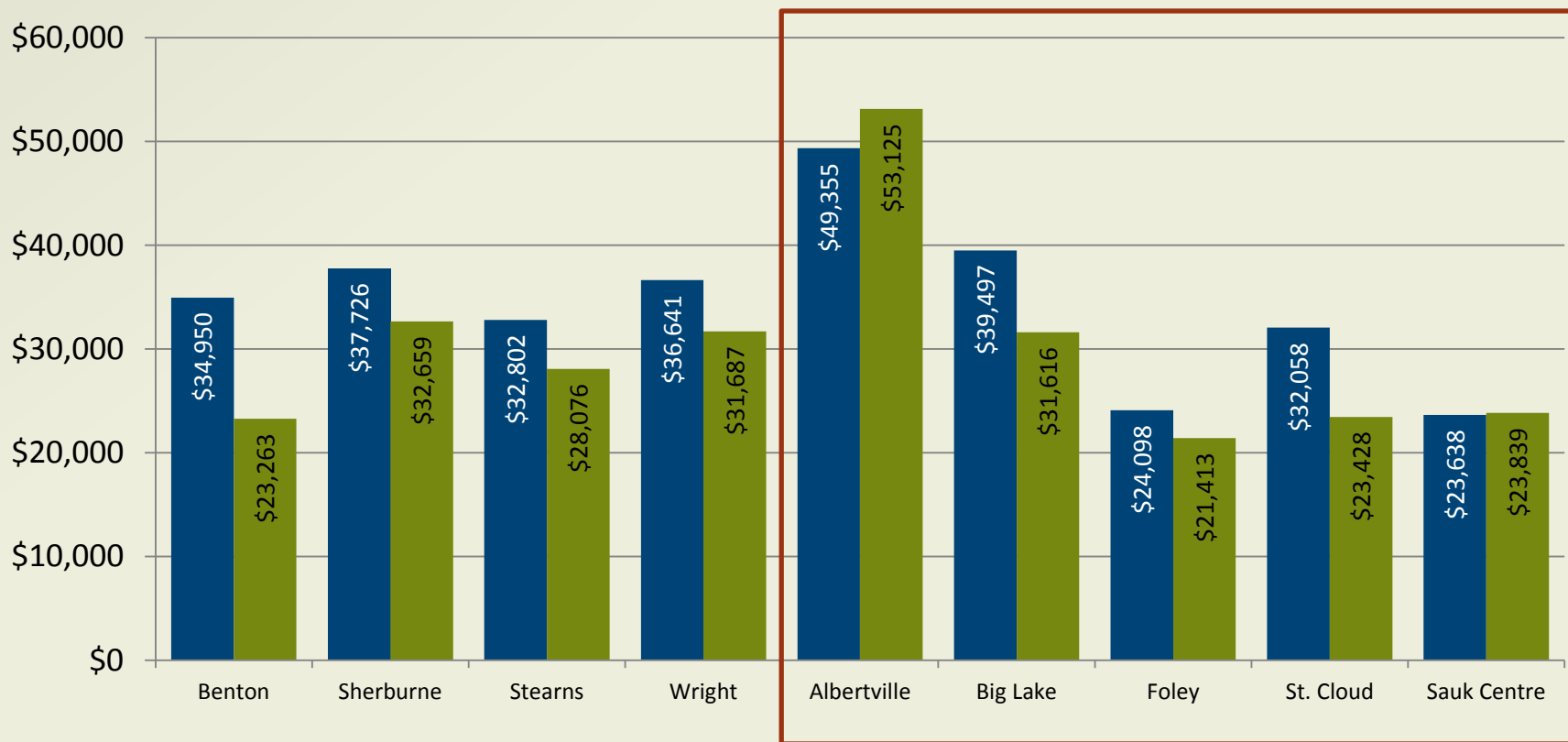


Source: Minnesota Housing analysis of data from U.S. Census Bureau – Decennial Census and American Community Survey.

Median Renter Household Income

(inflation adj. – 2013 \$)

■ 2000 ■ 2009-13

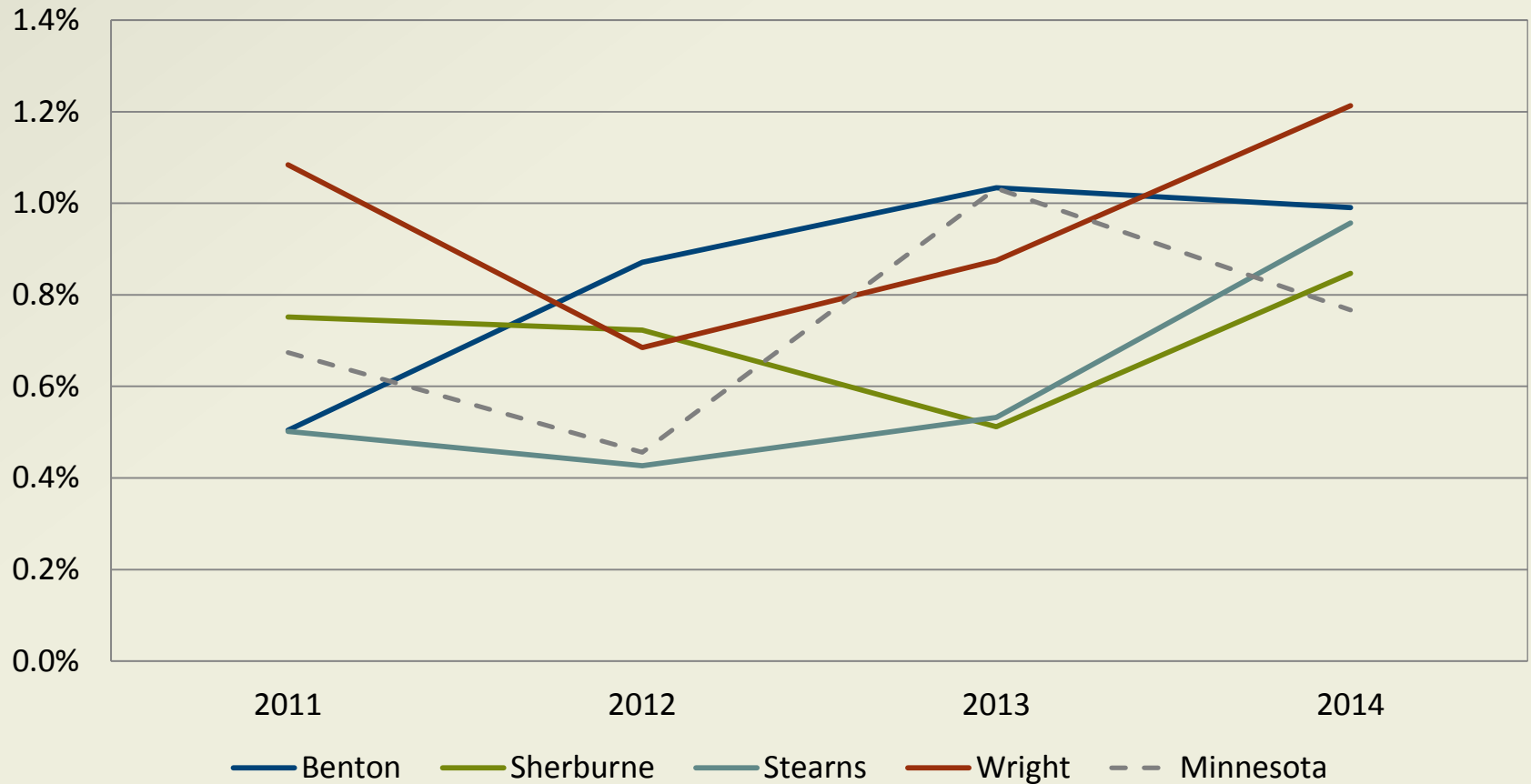


Source: Minnesota Housing analysis of data from U.S. Census Bureau – Decennial Census and American Community Survey.

Drivers of Housing Demand

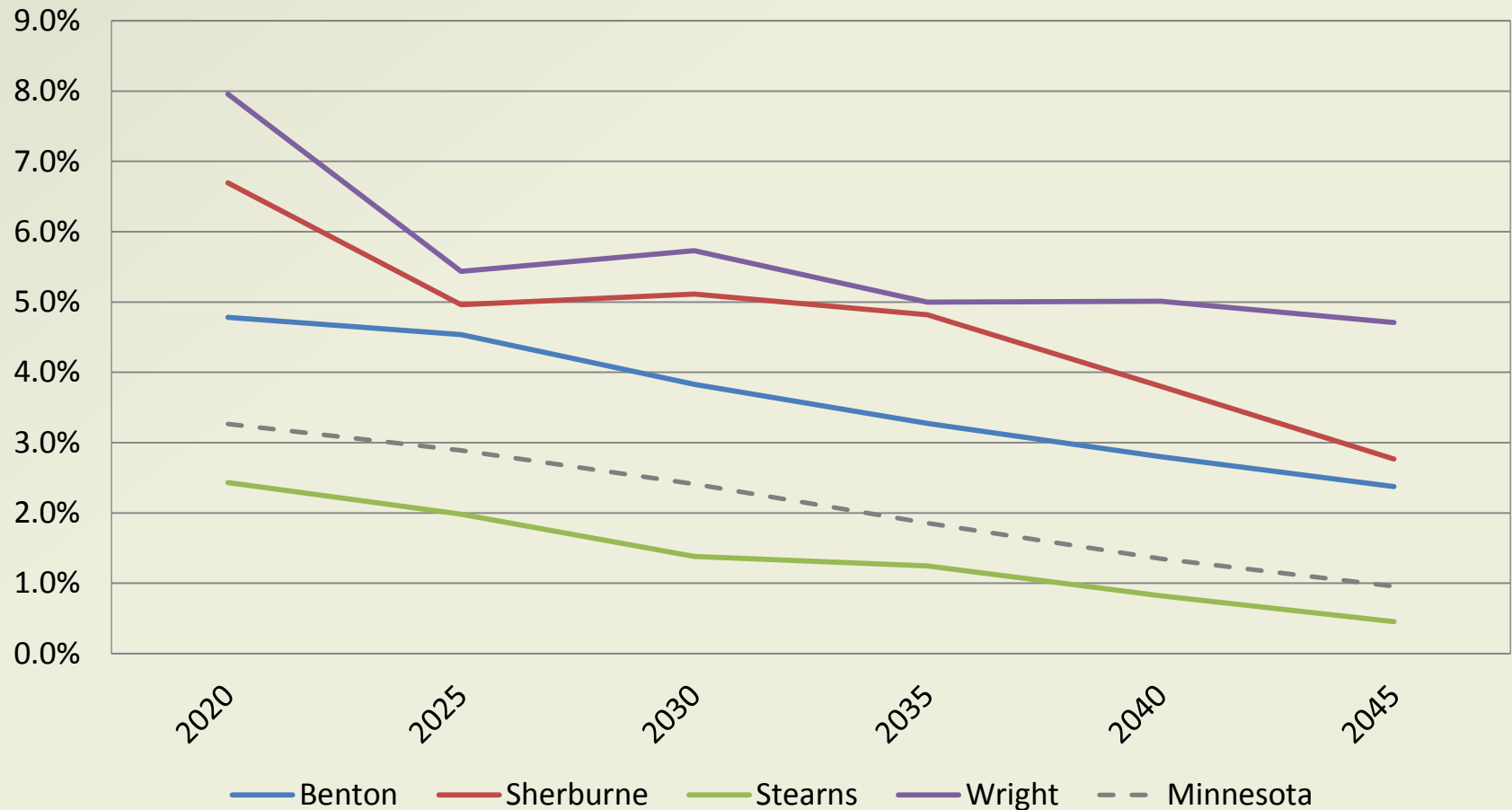
- Housing demand is driven by household growth
- Household growth is driven by the economy and jobs

Household Formation: Annual % Change in Households



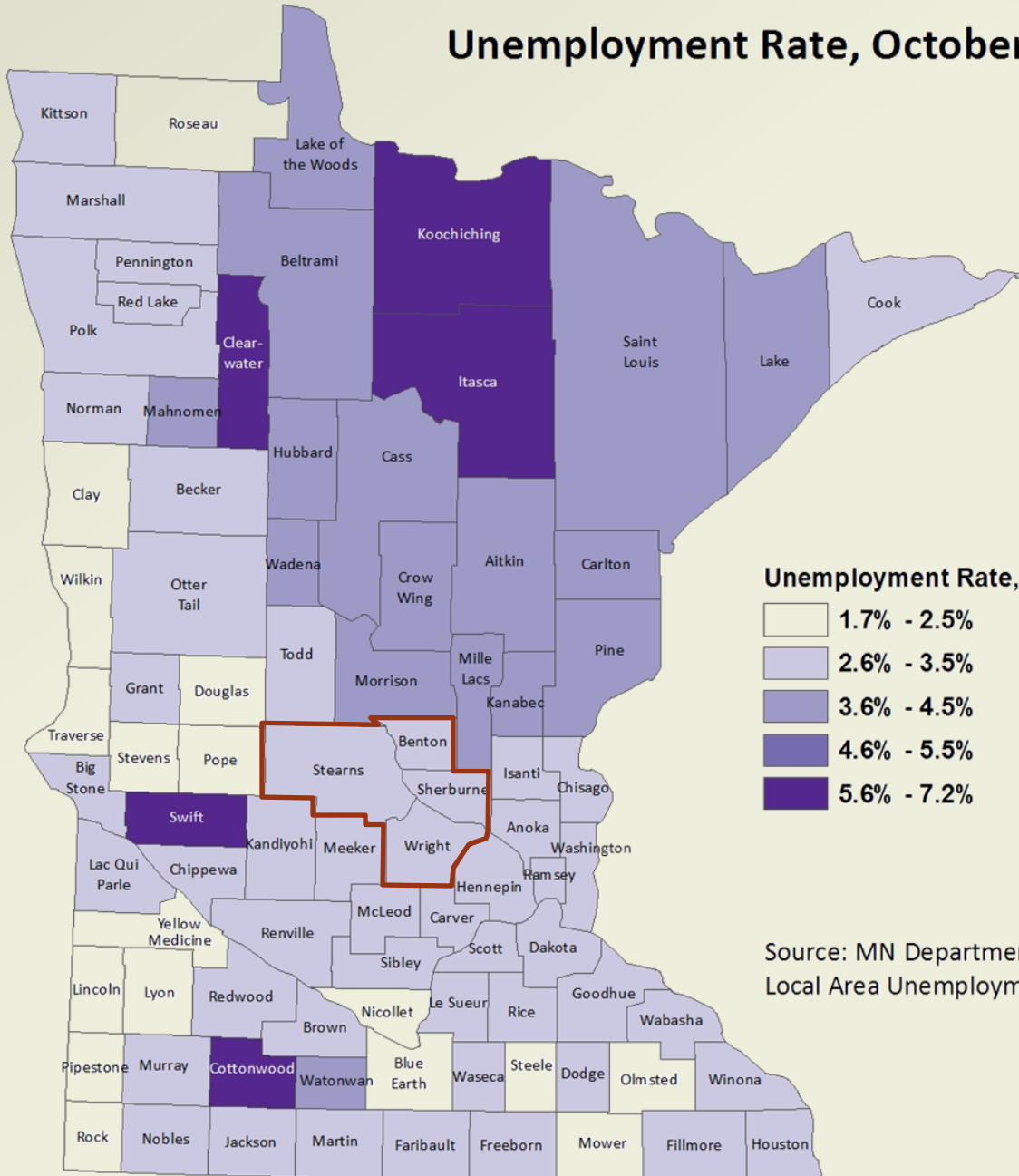
Source: Minnesota Housing analysis of data from Minnesota State Demographer

Projected Household Formation: 5-Year % Change in Households



Source: Minnesota Housing analysis of data from Minnesota State Demographer

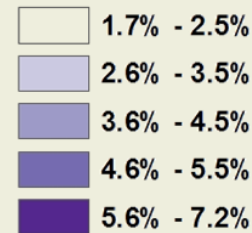
Unemployment Rate, October 2015



Unemployment October 2015

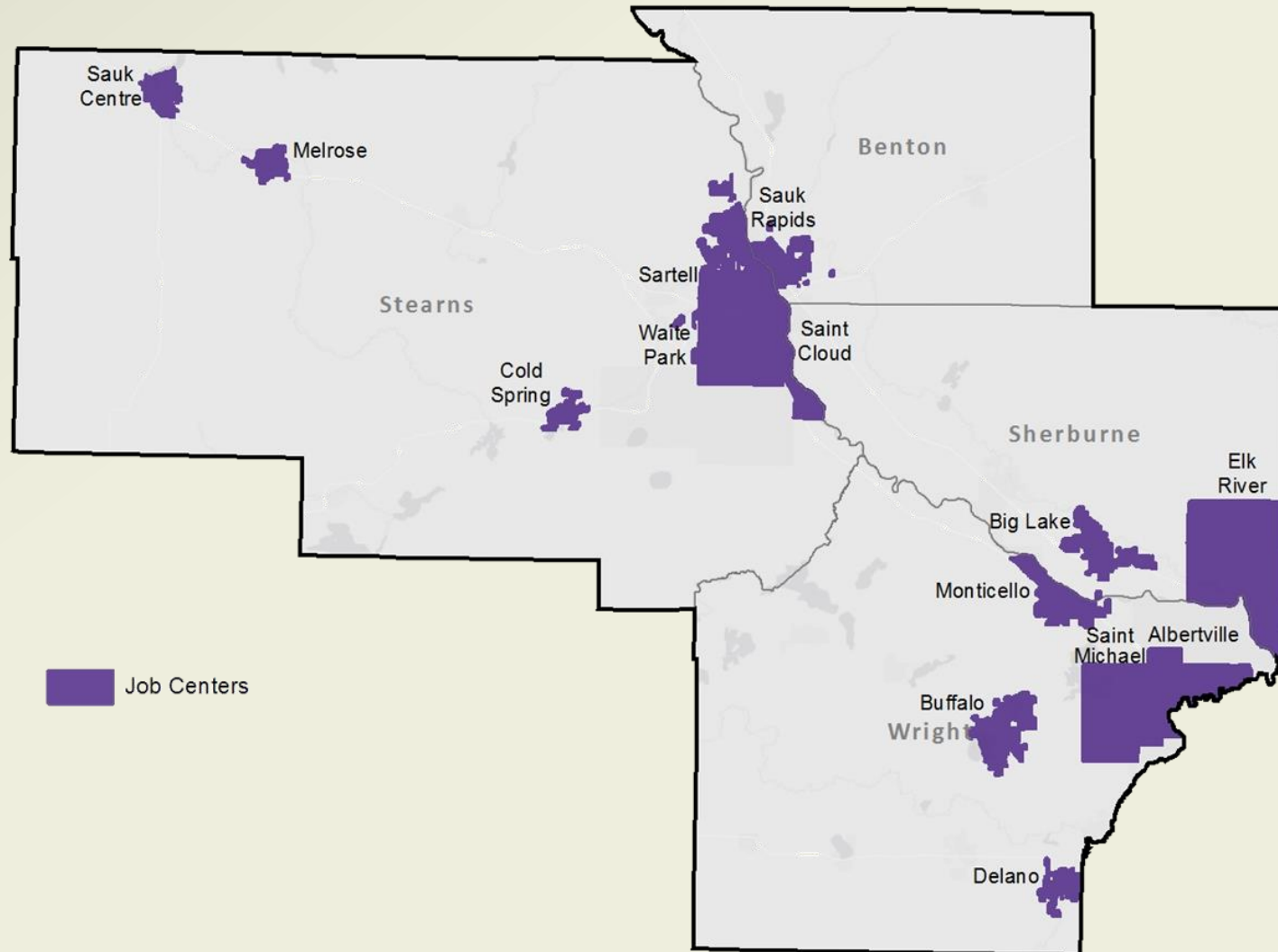
Benton	3.2%
Sherburne	3%
Stearns	2.8%
Wright	2.8%

Unemployment Rate, October 2015



Source: MN Department of Employment and Economic Development, Local Area Unemployment Statistics (Seasonally Unadjusted Figures)

Cities with 2,000+ jobs, 2014



Regional Job Change

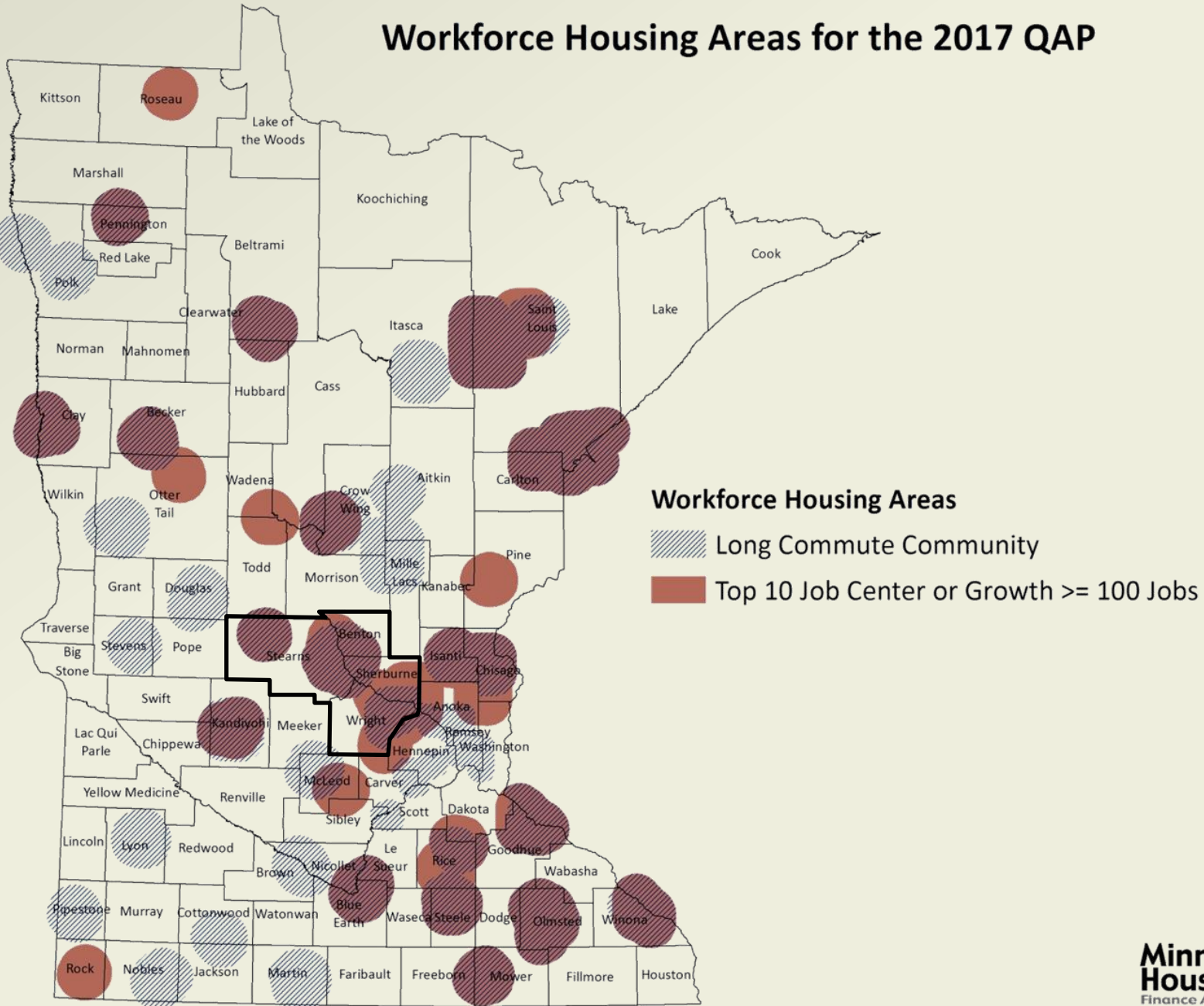
2006-2009 & 2009-2014

County/City	2006 Jobs	2009 Jobs	Change 2006-2009	2014 Jobs	Change 2009-2014
Benton	16,661	16,088	-573	17,164	1,076
<i>Foley</i>	<i>1,627</i>	<i>1,611</i>	<i>-16</i>	<i>1,838</i>	<i>227</i>
Sherburne	23,713	22,417	-1,296	25,840	3,423
<i>Big Lake</i>	<i>2,212</i>	<i>2,173</i>	<i>-39</i>	<i>2,261</i>	<i>88</i>
Stearns	79,514	77,739	-1,775	82,954	5,215
<i>Saint Cloud</i>	<i>52,611</i>	<i>50,333</i>	<i>-2,278</i>	<i>52,374</i>	<i>2,041</i>
<i>Sauk Centre</i>	<i>2,809</i>	<i>2,826</i>	<i>17</i>	<i>2,817</i>	<i>-9</i>
Wright	37,322	34,971	-2,351	38,784	3,813
<i>Albertville</i>	<i>2,497</i>	<i>3,115</i>	<i>618</i>	<i>3,688</i>	<i>573</i>
Regional Total	157,210	151,215	-5,995	164,742	13,527

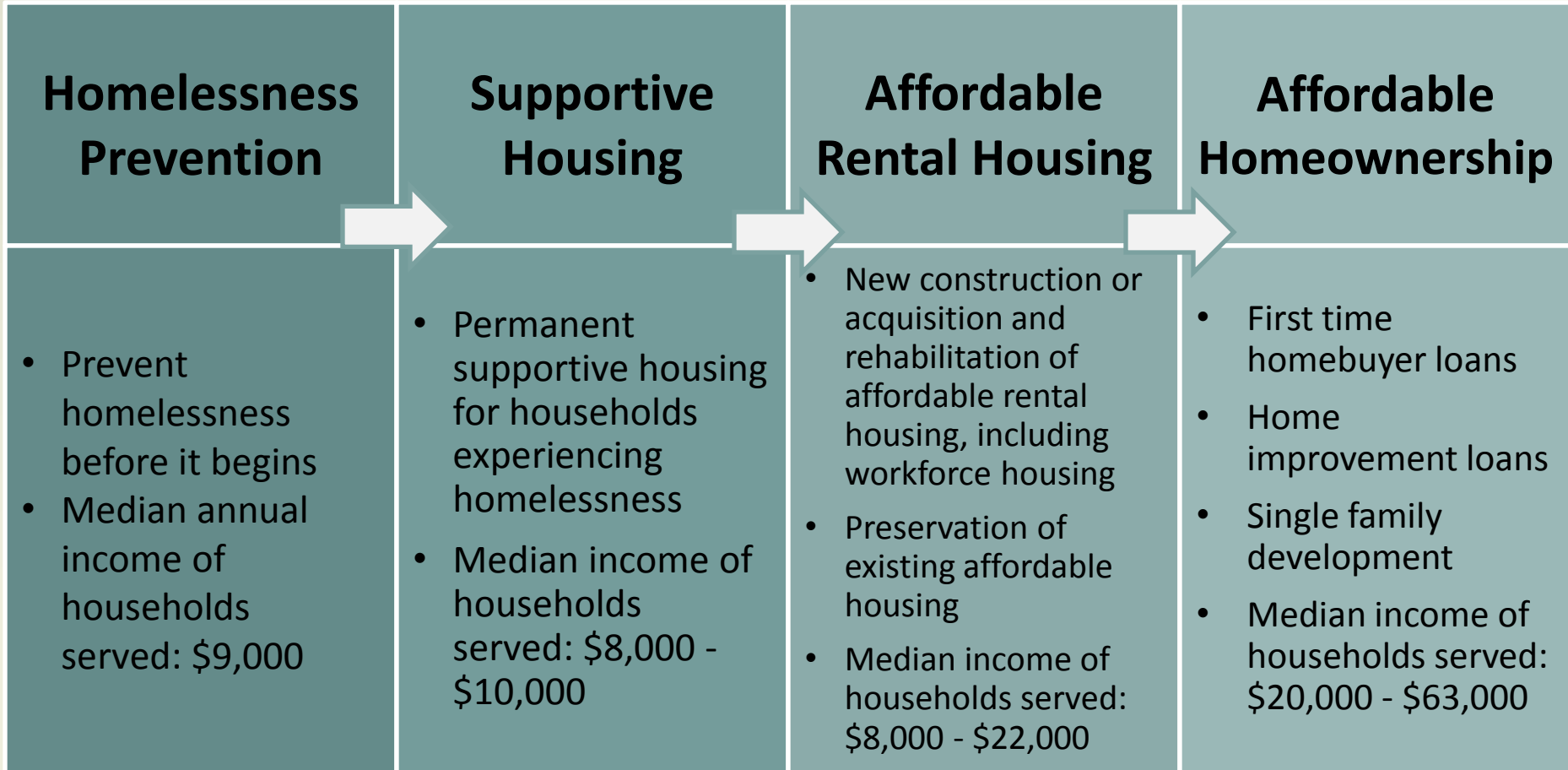
Source: MN Dept. of Employment and Economic Development, Quarterly Census of Employment and Wages.

Note: Data excludes farm jobs.

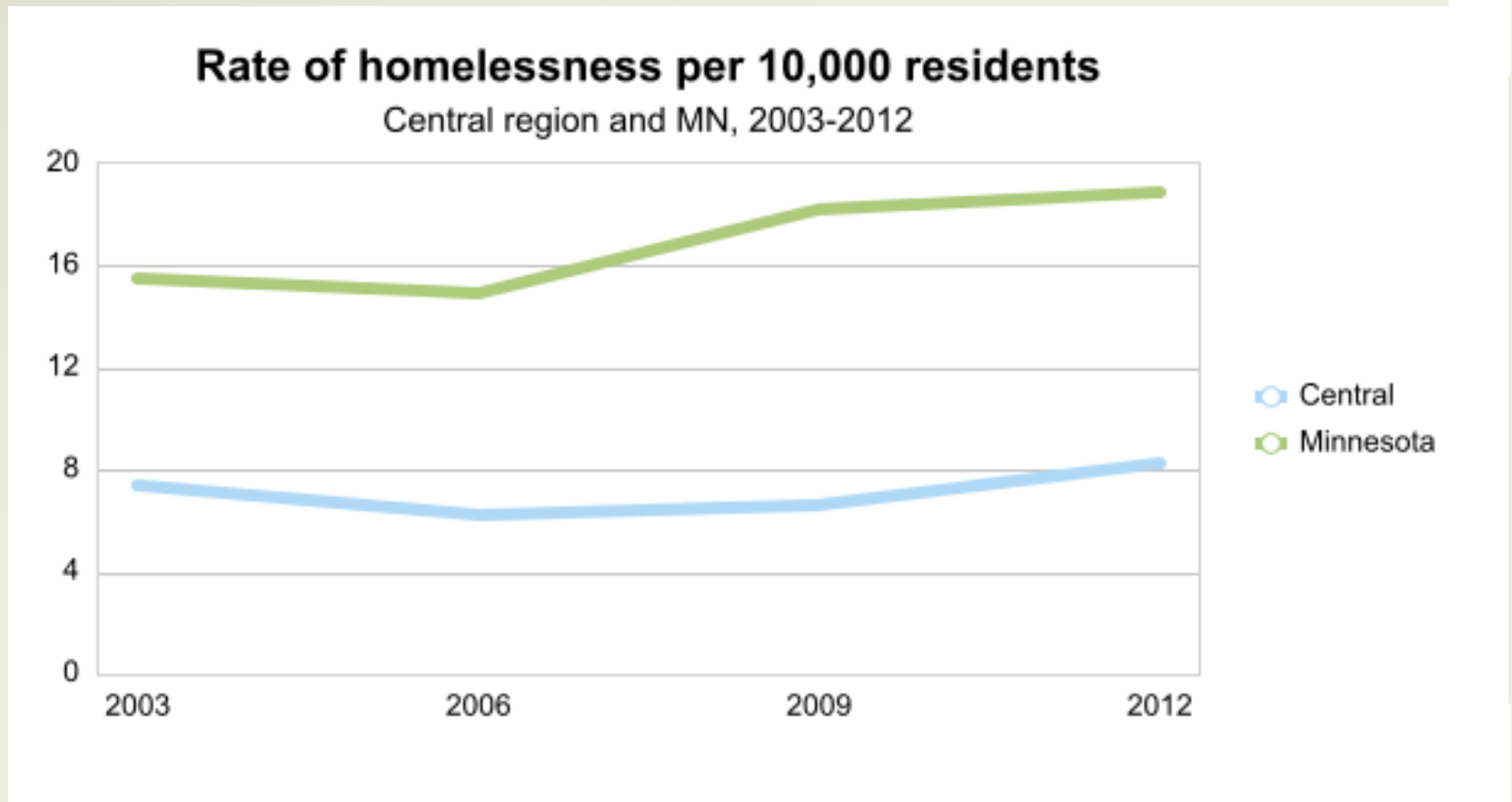
Workforce Housing Areas for the 2017 QAP



Demand: The Housing Continuum

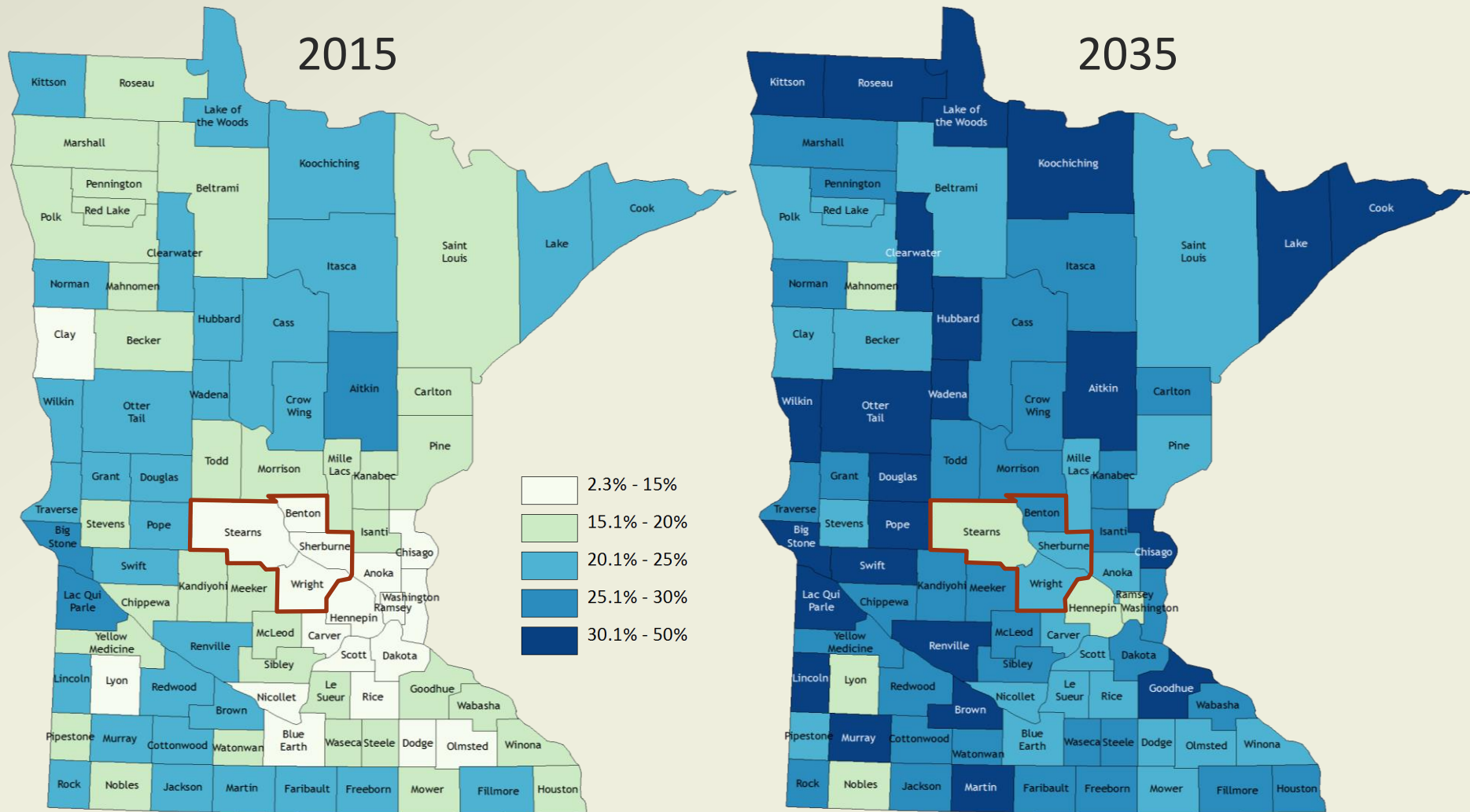


Persons Experiencing Homelessness



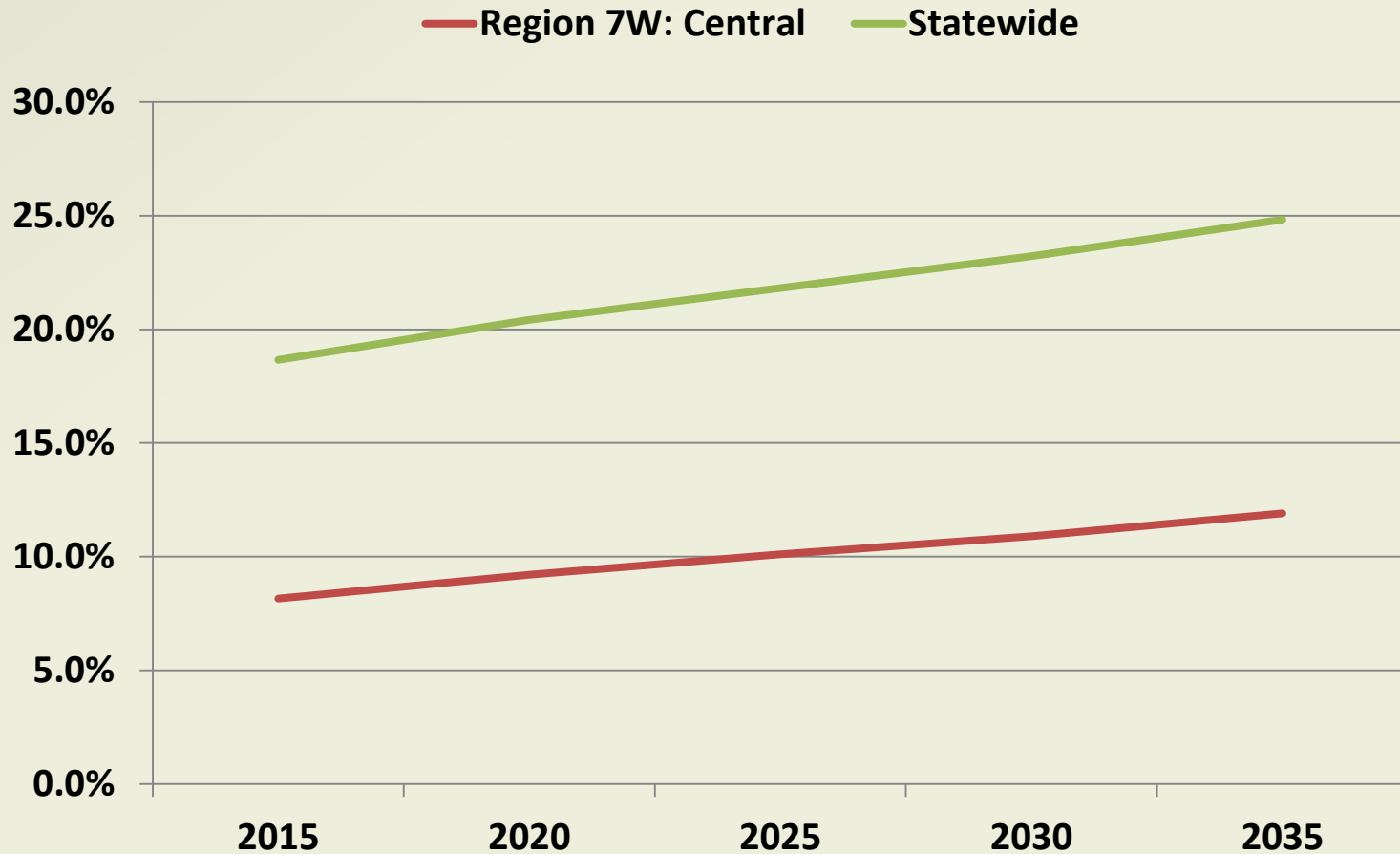
Source: Wilder, Minnesota Compass. The Central region, shown here, approximates Minnesota's Continuum of Care "Central" region. It includes the following counties: Benton, Cass, Chisago, Crow Wing, Isanti, Kanabec, Mille Lacs, Morrison, Pine, Sherburne, Stearns, Todd, Wadena, and Wright.

Proportion of the Population Aged 65 and Older



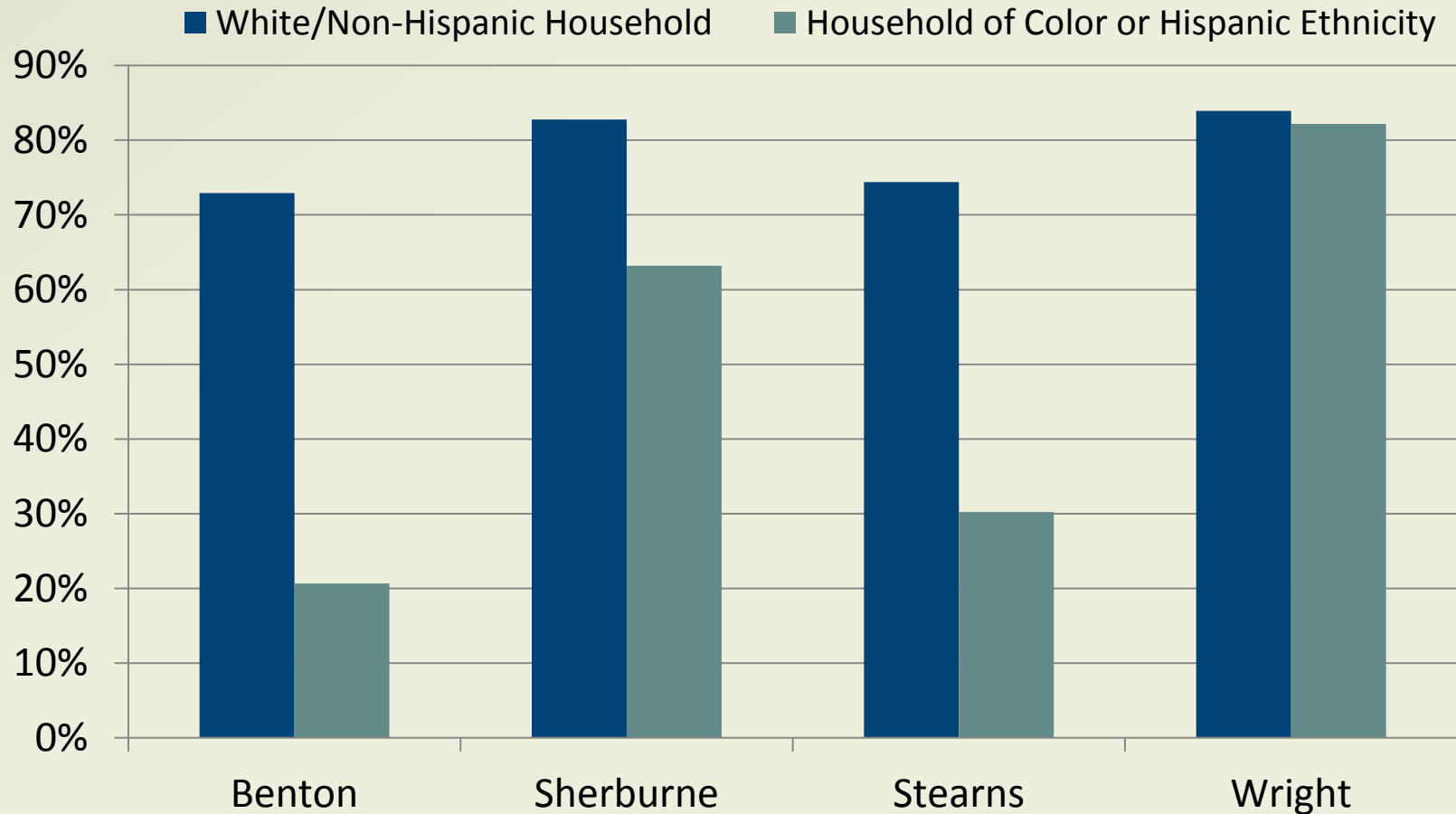
Source: Minnesota Demographer's Office 2015-2040 Population Projections.

Share of Population from Communities of Color or Hispanic Ethnicity



Region 7W: Central consists of Benton, Sherburne, Stearns, and Wright Counties.

Homeowner Rates and Disparities

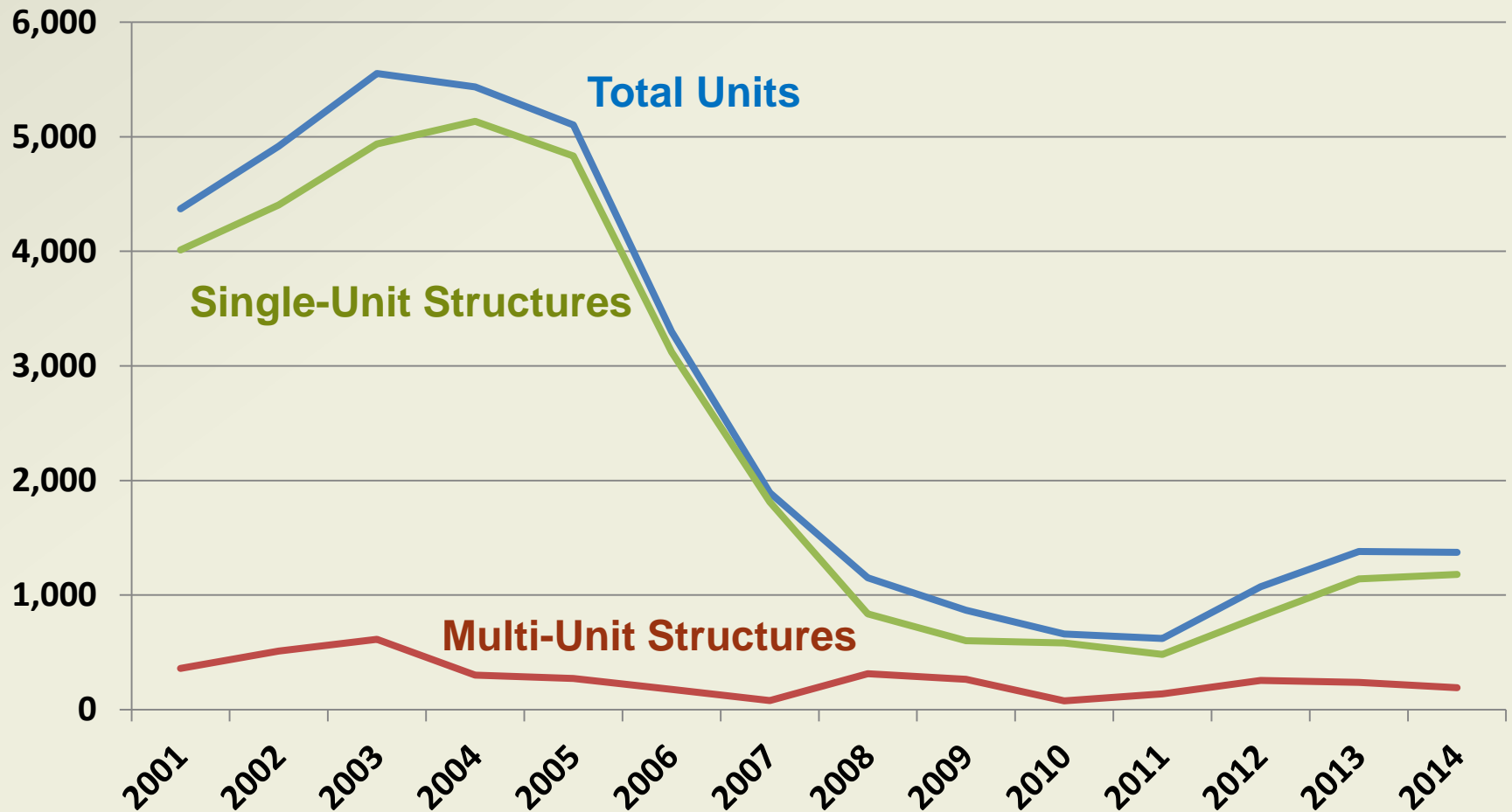


Housing Supply

- New Construction
- Vacancy Rate
- Home Sale Prices

Region: Building Permits

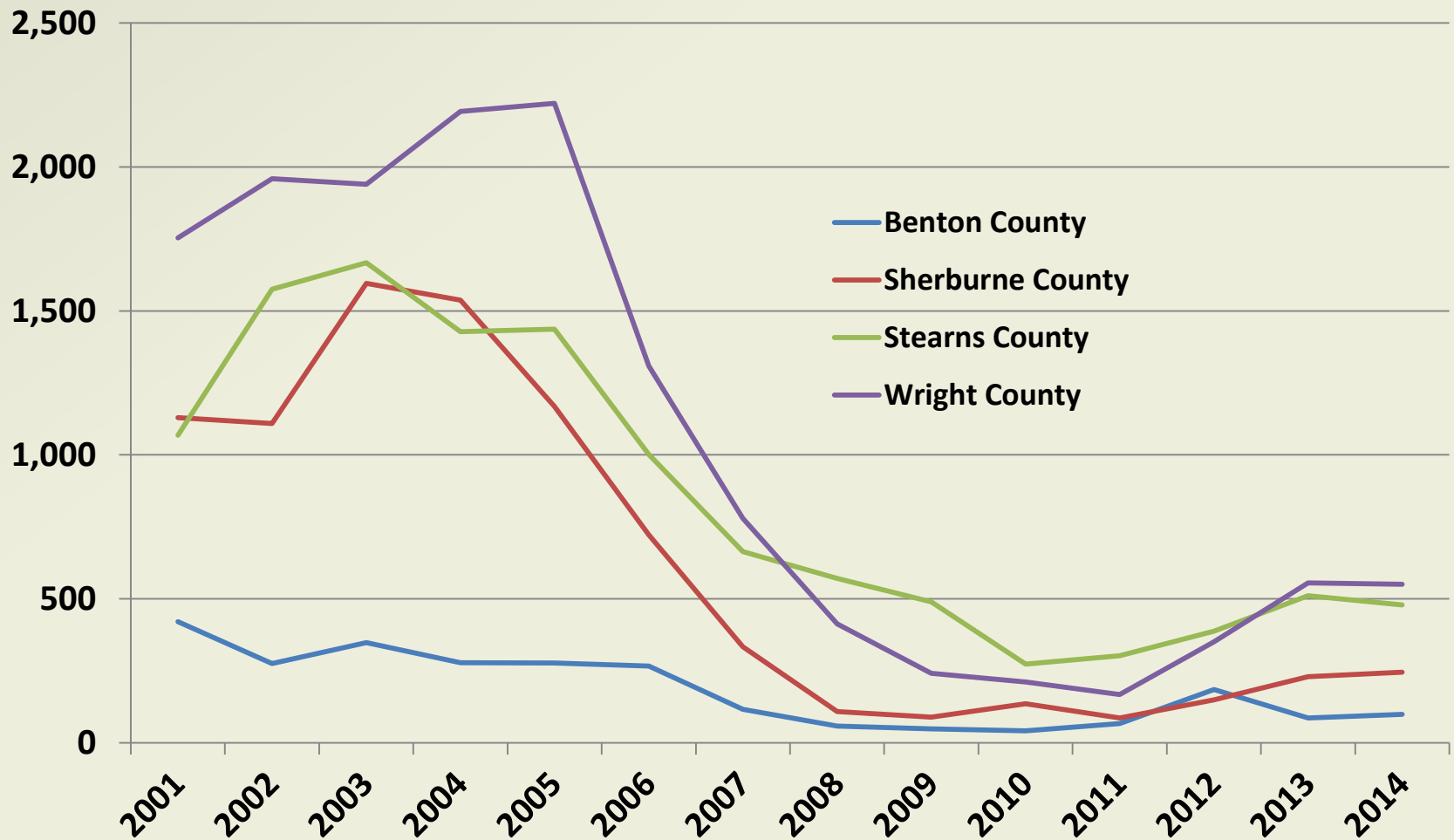
Number of Units



Source: Minnesota Housing analysis of data from U.S. Department of Housing and Urban Development – State of the Cities Data Systems

Building Permits by County

Total Number of Units



Source: Minnesota Housing analysis of data from U.S. Department of Housing and Urban Development – State of the Cities Data Systems

Rental Vacancy Rates Overall or Market Rate Units

	Vacancy Rate	Context
East Central Region	2%	2014 (2,534 units)
Saint Cloud	3.2%	2013 (9,076 units)
Howard Lake	7.5%	2014 (93 units)

Source: Various Local Housing Studies and Plans

Rent Limits at 60% of Area Median Income - 2015

	1 Bedroom	2 Bedroom	3 Bedroom
Sherburne County	\$975	\$1,170	\$1,351
Stearns County	\$824	\$988	\$1,142
Difference	\$151	\$182	\$209

Source: Minnesota Housing

Home Sales in 2014

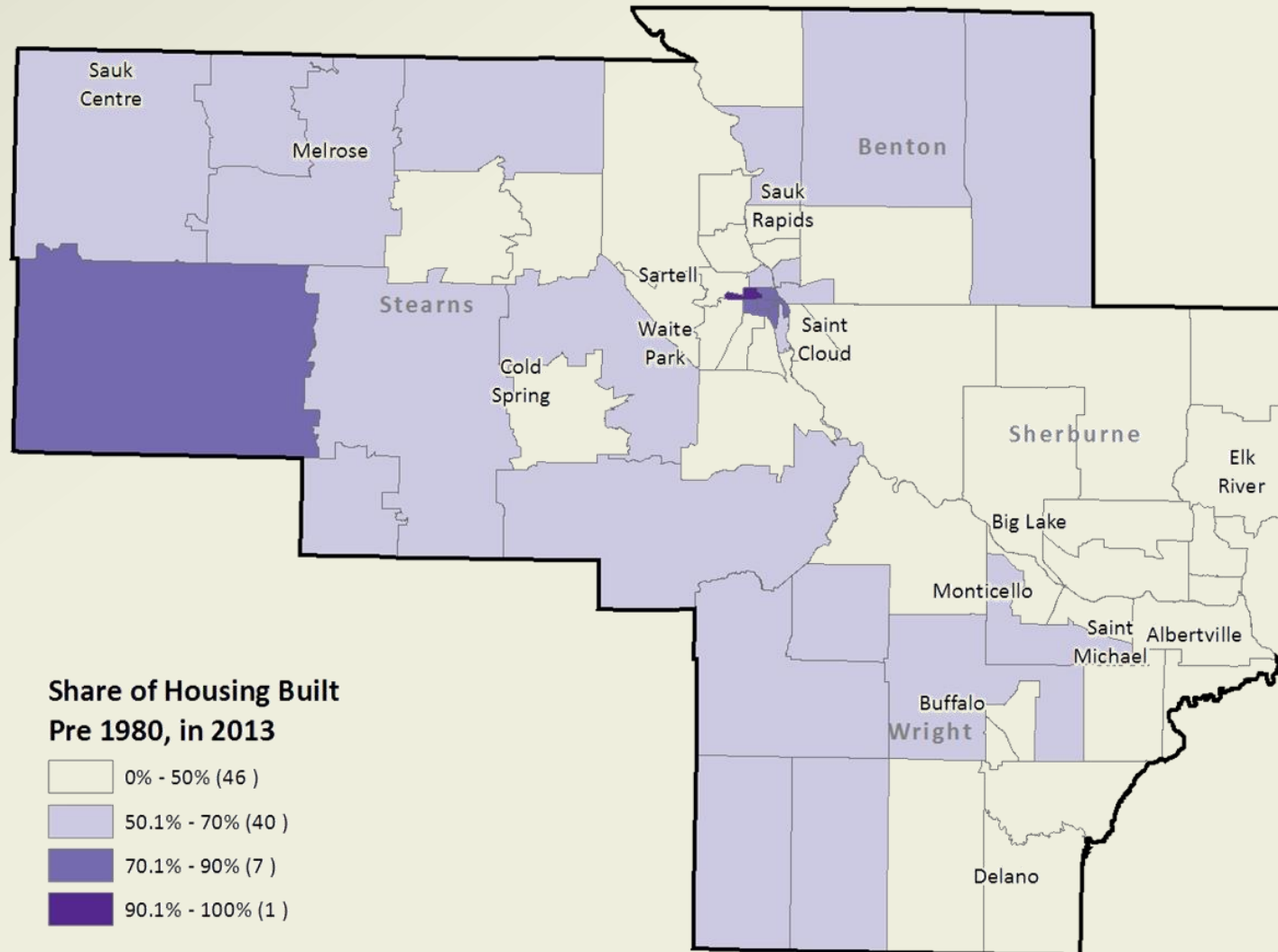
	Median Sales Price	Number of Sales	Change in Sales Price 2010-2014
Benton	\$149,500	447	15%
Sherburne	\$175,000	1,458	17%
Stearns	\$150,000	1,745	8%
Wright	\$185,000	2,096	21%

Source: Minnesota Association of Realtors, 2014 Annual Report on the Minnesota Housing Market

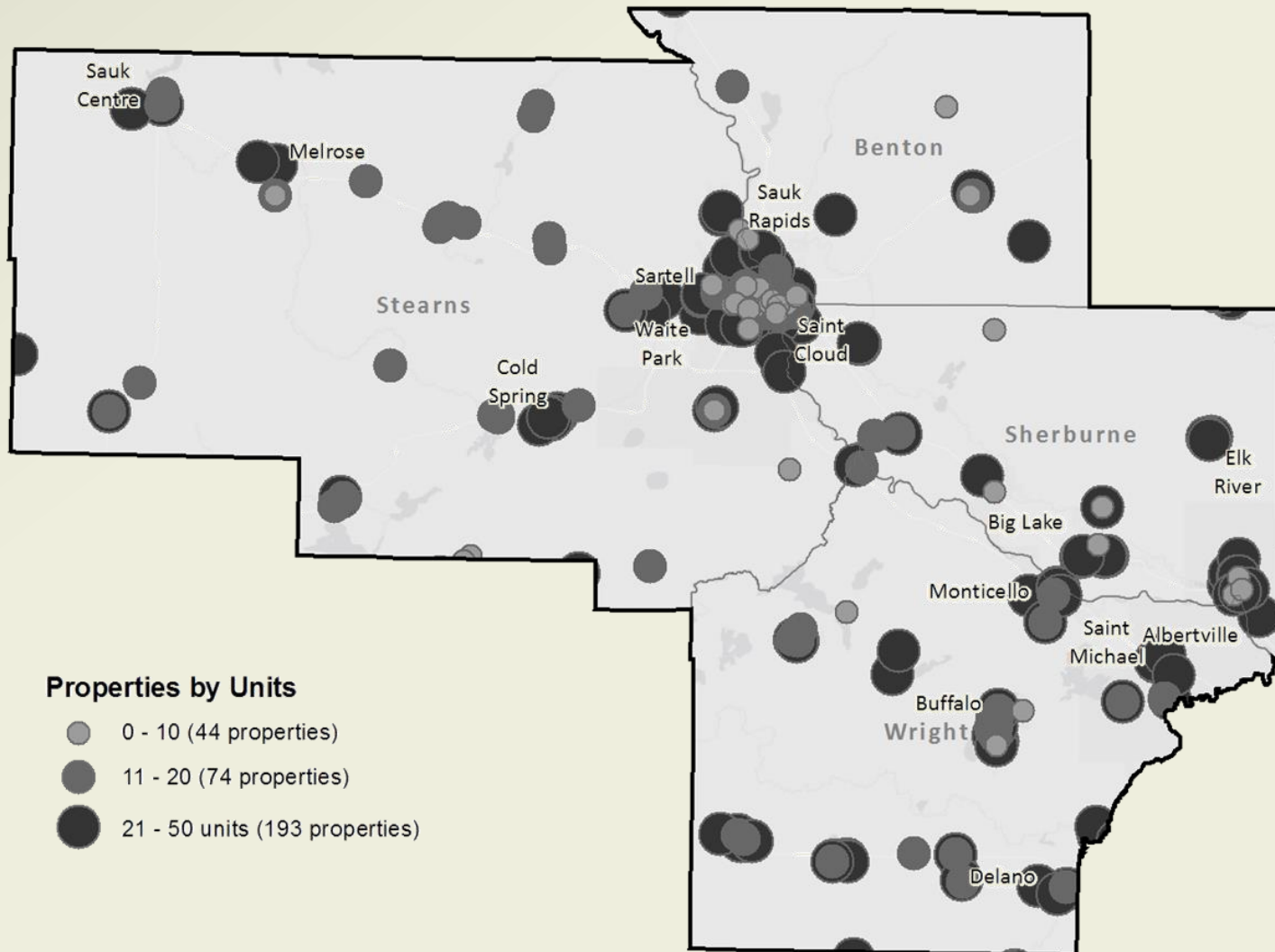
Rehabilitating the Existing Stock

- Age of the housing stock
- Recent rehabilitation activity

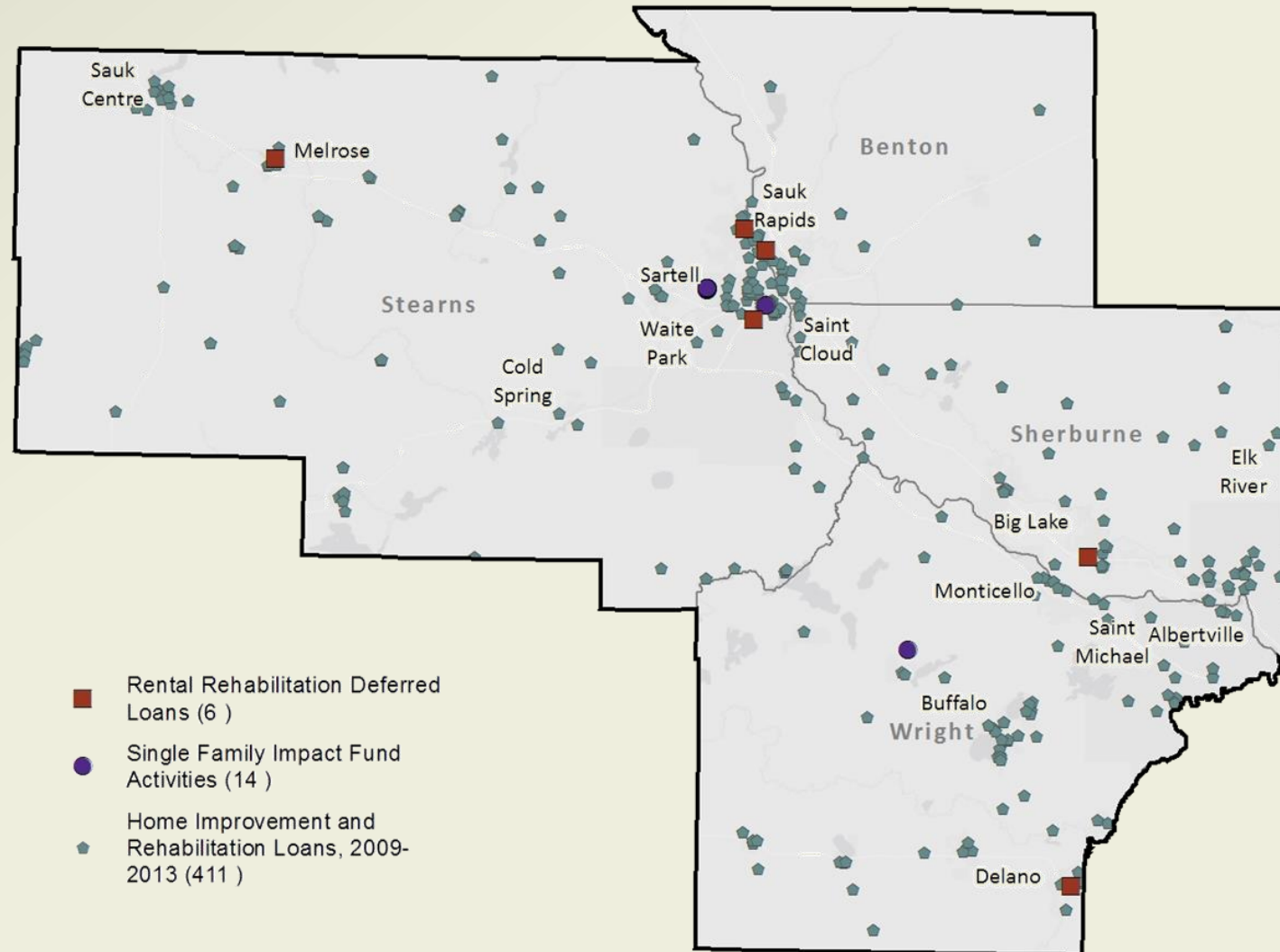
Share of Housing Built Pre 1980, in 2013



Affordable, Subsidized Rental Housing




Minnesota Housing Rehabilitation Activities 2009-2014



Community Profiles

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www.mnhousing.gov



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Just announced: \$92.4 million statewide investment in affordable housing
We are pleased to announce with our funding partners an investment of \$92.4 million for developments that will create and preserve 1,420 units of affordable housing statewide.

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- Looking for Shelter
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Lenders & Homeownership Partners



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• Use for 2016 HTC/2015 RFP Applications

- [Community Profiles for Planning](#)

• Use for 2017 HTC/2016 RFP Applications

• If not using for HTC/RFP related applications, note that the data in these profiles are more current.

View data on an interactive map by census tract and county!

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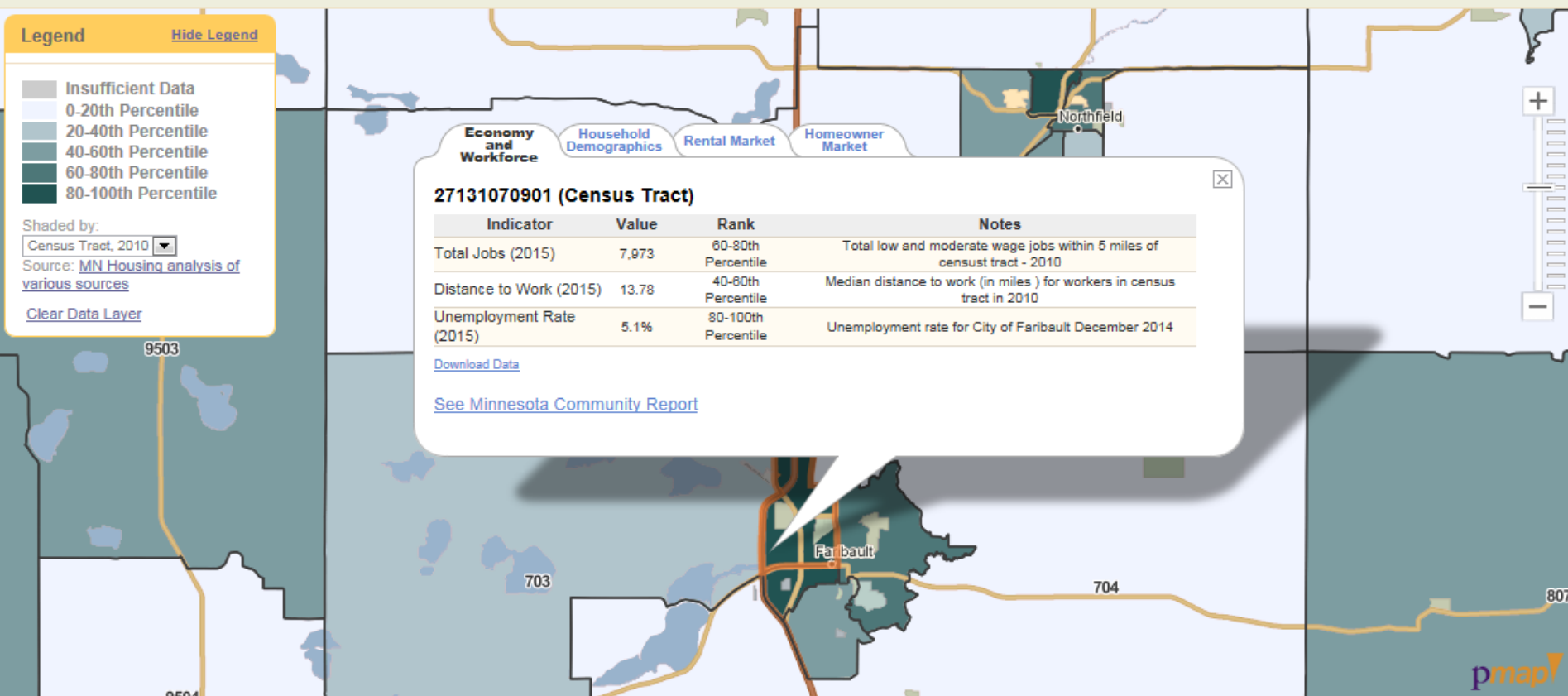
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Select: View Interactive Map

Percentage of Population from Communities of Color (2013) details ▾



For More Information

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Saint Cloud Area Housing & Community Dialogue